

Lemmon Drive Estates

Condition Amendment

WAC21-00007 for Lemmon Drive Estates WTM18-008

Washoe County Planning Commission Presentation – 12/07/2021

Property Location

Property located East side of Lemmon Drive between Bucks Lane/Sky Vista Parkway and Military Road.

60kV transmission line is located along the north property line of the parcel

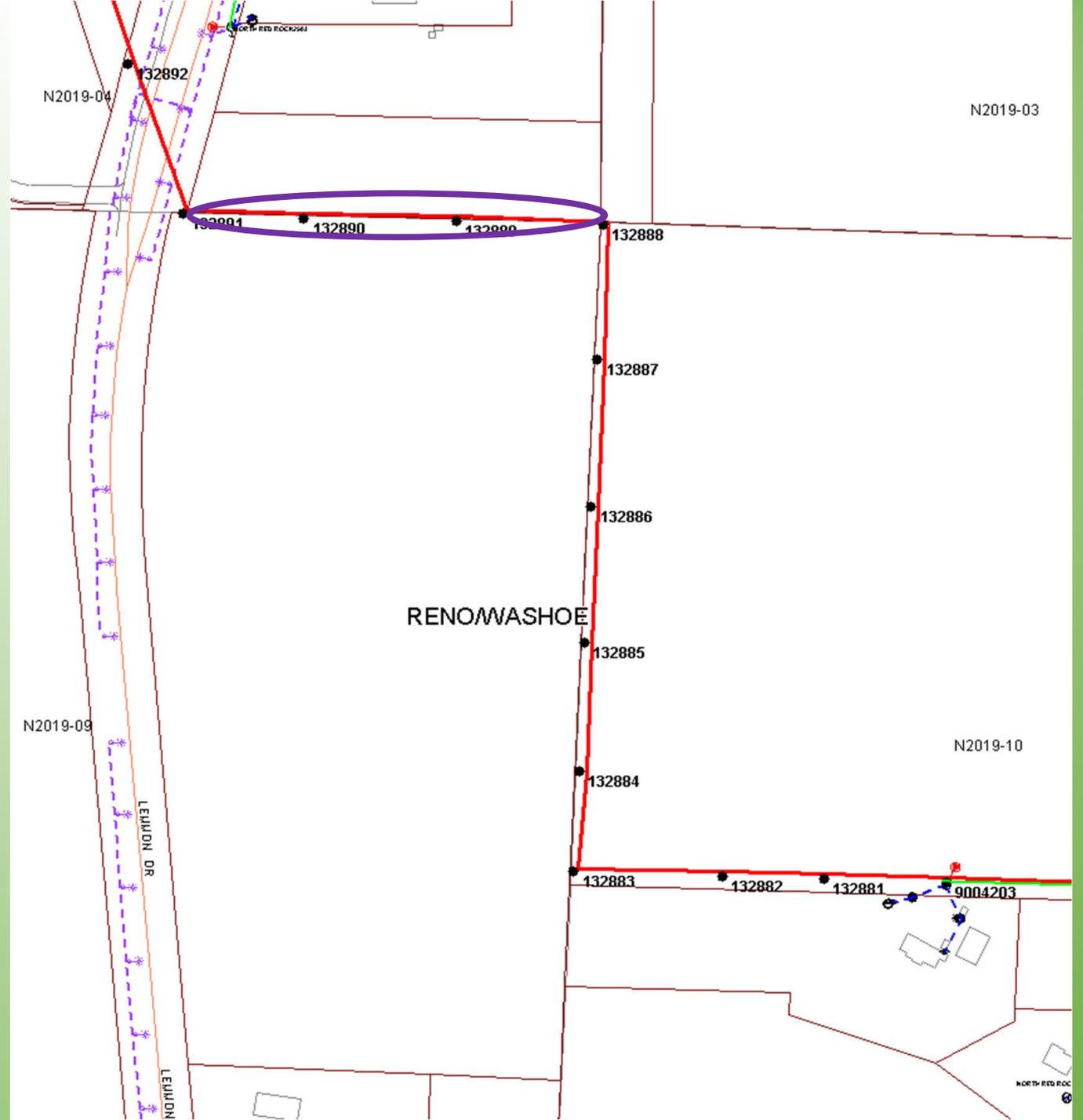


Request

To remove or modify condition of approval such that 60kV transmission power line on north side of property would not have to be undergrounded.

Why?

“I think Washoe County may not understand what voltage of wire is considered transmission. Their requirement concerns me. Any voltage over 35 kV is transmission level voltage, and NV Energy doesn’t underground those lines as normal practice.” -- Toni Powell, Director of Distribution Design, NV Energy



Unintended Consequences

Undergrounding of line would require a Regional Plan Amendment to Map 3 of the TMRP.

Undergrounding of this 60 kV transmission line would necessitate the crossing of a drainageway and scaring of a natural slope area that was identified and intended to remain undisturbed as common open space as part of the project.



Legal Findings

- a) Plan Consistency.
- b) Design or Improvement.
- c) Type of Development.
- d) Availability of Services.
- e) Fish or Wildlife.
- f) Public Health.
- g) Easements.
- h) Access.
- I) Dedications.
- j) Energy.

All of the legal finding considerations are not impacted
With the proposed change to the condition that has been
Requested and recommended for approval by staff.

We agree with staff's review and modified condition language that has been recommended to the Planning Commission and agree with staff that all of the necessary legal findings can be made.

Questions